

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0141.2A

ZAP DATE: October 19, 2021

SUBDIVISION NAME: Skyline 2-D Phase 2 Final Plat

AREA: 16.613 acres

LOT(S): 104

OWNER/APPLICANT: Carma Easton, LLC
(AJ Zorn)

AGENT: Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)

ADDRESS OF SUBDIVISION: 8321 Thaxton Road

GRIDS: J/K12

COUNTY: Travis

WATERSHED: Marble/Cottonmouth Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: Planned Unit Development (PUD)

MUD PLAN: Pilot Knob MUD

DISTRICT: 2

PROPOSED LAND USE: Residential- Single Family; park/greenbelt/access/utility/drainage easement lots, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of Skyline 2-D Phase 1 final plat. This plat is out of an approved Preliminary Plan. The plat is comprised of 104 lots on 16.613 acres, proposing 101 residential lots, 2 park/greenbelt lots, 1 water quality/drainage lot, and approximately 2,866 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. Parkland will be in compliance with the PUD requirements. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 30-2-84. The conditions include remove or update notes, update street names, show CEF setback line, update engineer's report, and provide information with the submittal of the construction plans (tree mitigation and control of the two year storm), etc. Fiscal surety will be required to be posted within 90 days. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the Skyline 2-D Phase 2 Final Plat comment report dated October 13, 2021, and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County - Single Office **PHONE:** 512-854-7637

Email address: Sue.Welch@traviscountytexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Skyline 2-D Phase 2 Final Plat Comment Report dated October 13, 2021

SKYLINE 2D, PHASE 2

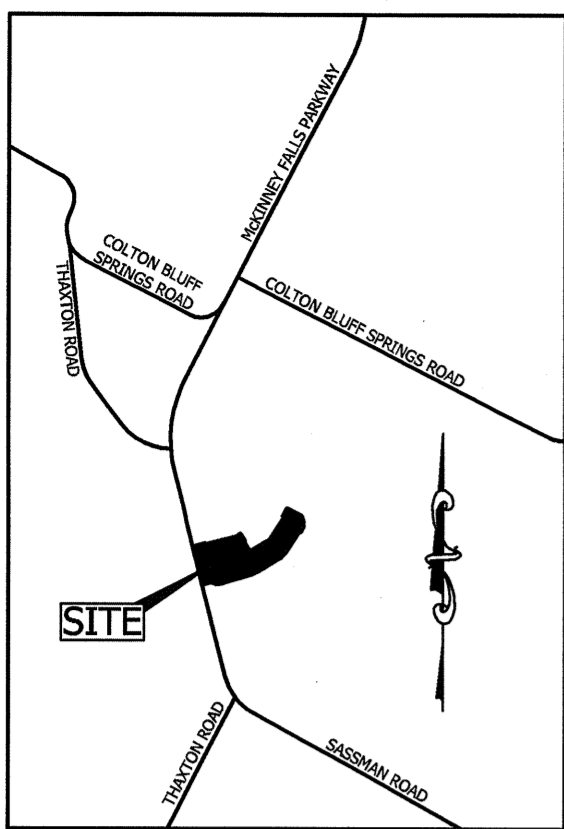
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 4



SKYLINE 2D, PHASE 2



LOCATION MAP
NOT TO SCALE

APPLICATION SUBMITTAL DATE: _____
PLAT PREPARATION DATE: AUGUST 2, 2021

OWNER:
CARMA EASTON, LLC.
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758
PHONE: 512-391-1330
FAX: 512-391-1333

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160
FAX: 512-280-5165

TOTAL ACREAGE: 16.613 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0613K
TRAVIS COUNTY, TEXAS
DATED: JANUARY 22, 2020

SCALE: 1" = 100'

LEGEND

- ⊕ BENCHMARK
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT SET
- HOA HOMEOWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.W.E. WASTEWATER EASEMENT
- FFE=### MINIMUM FINISHED FLOOR ELEVATION
- 12 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- PROPOSED SIDEWALK
- FEMA 100 YEAR FLOODPLAIN
- FULLY DEVELOPED 100 YEAR FLOODPLAIN

BM 1
"X" ON CURB
N: 10029843.29
E: 3119064.33
ELEV: 605.32'

BM 2
IRON ROD FOUND
N: 10025049.09
E: 3119720.12
ELEV: 605.82'

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

(232.233 AC)
DESCRIBED IN
DOC. NO. 2009003190
CARMA EASTON, LLC.
DOC. NO. 201611842

WATER
QUALITY AND
DRAINAGE LOT
0.661 ACRES

100 YEAR FEMA
FLOODPLAIN

(133.849 AC.)
CARMA EASTON,
LLC.
DOC. NO.
2015069748

100 YEAR FEMA
FLOODPLAIN

500 YR FULLY
DEVELOPED
FLOODPLAIN

100 YR FULLY
DEVELOPED
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

CRITICAL WATER
QUALITY ZONE

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

100 YEAR FEMA
FLOODPLAIN

TOTAL OF LOTS : 104
NO. OF SINGLE FAMILY LOTS: 101
NO. OF GREENBELT & PARK LOTS: 2
NO. OF WATER QUALITY & DRAINAGE LOTS: 1

NO. OF BLOCKS: 5

RIGHT-OF-WAY LINEAR FOOTAGE		
BLANTONS TERRACE	R.O.W. VARIES	1,583'
WOODFORD WAY	56' R.O.W.	543'
BASIL HAYDEN LANE	56' R.O.W.	444'
COLONEL TAYLOR STREET	56' R.O.W.	148'
SPARROW GLEN WAY	56' R.O.W.	148'
TOTAL	3.65 ACRES	2,866'

EACH SINGLE-FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST TWO TREES FOR SF4A ZONING AND THREE TREES FOR ALL OTHER SF ZONING. TREES MUST BE OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM.

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5299\Survey\PLAT - SKYLINE 2D PHASE 2

SKYLINE 2D, PHASE 2

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	241.13	800.00	S67°16'16"W	240.22	121.49	17°16'11"
C2	38.83	25.00	S59°36'10"E	35.04	24.56	88°58'57"
C3	35.32	25.00	N35°25'58"E	32.45	21.33	80°56'45"
C4	39.27	25.00	S59°05'39"E	35.36	25.00	90°00'00"
C5	98.86	328.00	N67°16'16"E	98.49	49.81	17°16'11"
C6	115.74	384.00	N67°16'16"E	115.30	58.31	17°16'11"
C7	39.27	25.00	S30°54'21"W	35.36	25.00	90°00'00"
C8	39.27	25.00	S59°05'39"E	35.36	25.00	90°00'00"
C9	188.08	624.00	N67°16'16"E	187.37	94.76	17°16'11"
C10	39.27	25.00	N13°38'11"E	35.36	25.00	90°00'00"
C11	39.27	25.00	S76°21'49"E	35.36	25.00	90°00'00"
C12	124.08	272.00	N45°34'03"E	123.01	63.14	26°08'15"
C13	36.78	25.00	N09°38'45"W	33.55	22.62	84°17'21"
C14	51.24	272.00	N57°11'14"W	51.16	25.70	10°47'37"
C15	61.79	328.00	N57°11'14"W	61.70	30.99	10°47'37"
C16	19.65	25.00	S74°18'30"E	19.15	10.36	45°02'08"
C17	152.16	50.00	N09°38'45"W	99.88	1015.14	174°21'38"
C18	19.65	25.00	S55°01'00"W	19.15	10.36	45°02'08"
C19	149.63	328.00	N45°34'03"E	148.33	76.14	26°08'15"
C20	204.96	680.00	N67°16'16"E	204.18	103.26	17°16'11"
C21	3.95	25.00	N09°34'02"W	3.95	1.98	9°03'15"
C22	46.42	328.00	N71°51'06"E	46.38	23.25	8°06'29"
C23	52.45	328.00	N63°13'01"E	52.39	26.28	9°09'41"
C24	9.69	384.00	N59°21'32"E	9.68	4.84	1°26'42"
C25	38.02	384.00	N62°55'04"E	38.00	19.03	5°40'22"
C26	38.11	384.00	N68°35'51"E	38.10	19.07	5°41'12"
C27	29.93	384.00	N73°40'24"E	29.92	14.97	4°27'54"
C28	37.84	624.00	N74°10'07"E	37.83	18.93	3°28'28"
C29	46.35	624.00	N70°18'13"E	46.34	23.18	4°15'20"
C30	48.09	624.00	N65°58'05"E	48.08	24.06	4°24'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C31	55.80	624.00	N61°11'53"E	55.78	27.92	5°07'25"
C32	19.18	272.00	N56°36'58"E	19.18	9.59	4°02'26"
C33	71.07	272.00	N47°06'38"E	70.87	35.74	14°58'13"
C34	33.83	272.00	N36°03'44"E	33.81	16.94	7°07'37"
C35	3.85	328.00	N62°14'50"W	3.85	1.93	0°40'23"
C36	37.72	328.00	N58°36'58"W	37.70	18.88	6°35'22"
C37	20.21	328.00	N53°33'21"W	20.21	10.11	3°31'51"
C38	125.85	50.00	N24°43'03"W	95.16	154.88	144°13'02"
C39	26.30	50.00	N62°27'46"E	26.00	13.46	30°08'35"
C40	19.43	25.00	S55°15'49"W	18.95	10.24	44°32'29"
C41	0.22	25.00	S32°44'45"W	0.22	0.11	0°29'40"
C42	40.54	328.00	N36°02'23"E	40.52	20.30	7°04'56"
C43	37.72	328.00	N42°52'32"E	37.70	18.88	6°35'22"
C44	37.72	328.00	N49°27'54"E	37.70	18.88	6°35'22"
C45	33.64	328.00	N55°41'53"E	33.63	16.84	5°52'36"
C46	24.81	680.00	N59°40'53"E	24.80	12.40	2°05'24"
C47	38.85	680.00	N62°21'46"E	38.84	19.43	3°16'23"
C48	38.85	680.00	N65°38'10"E	38.84	19.43	3°16'23"
C49	38.85	680.00	N68°54'34"E	38.85	19.43	3°16'25"
C50	38.87	680.00	N72°11'02"E	38.87	19.44	3°16'31"
C51	24.74	680.00	N74°51'49"E	24.74	12.37	2°05'04"
C52	29.18	800.00	N59°40'53"E	29.18	14.59	2°05'24"
C53	45.70	800.00	N62°21'46"E	45.70	22.86	3°16'23"
C54	45.70	800.00	N65°38'10"E	45.70	22.86	3°16'25"
C55	45.71	800.00	N68°54'34"E	45.70	22.86	3°16'31"
C56	45.73	800.00	N72°11'02"E	45.73	22.87	3°16'31"
C57	29.10	800.00	N74°51'49"E	29.10	14.55	2°05'04"
C58	39.71	25.00	S30°23'50"W	35.67	25.45	91°01'03"
C59	39.27	25.00	N30°54'21"E	35.36	25.00	90°00'00"

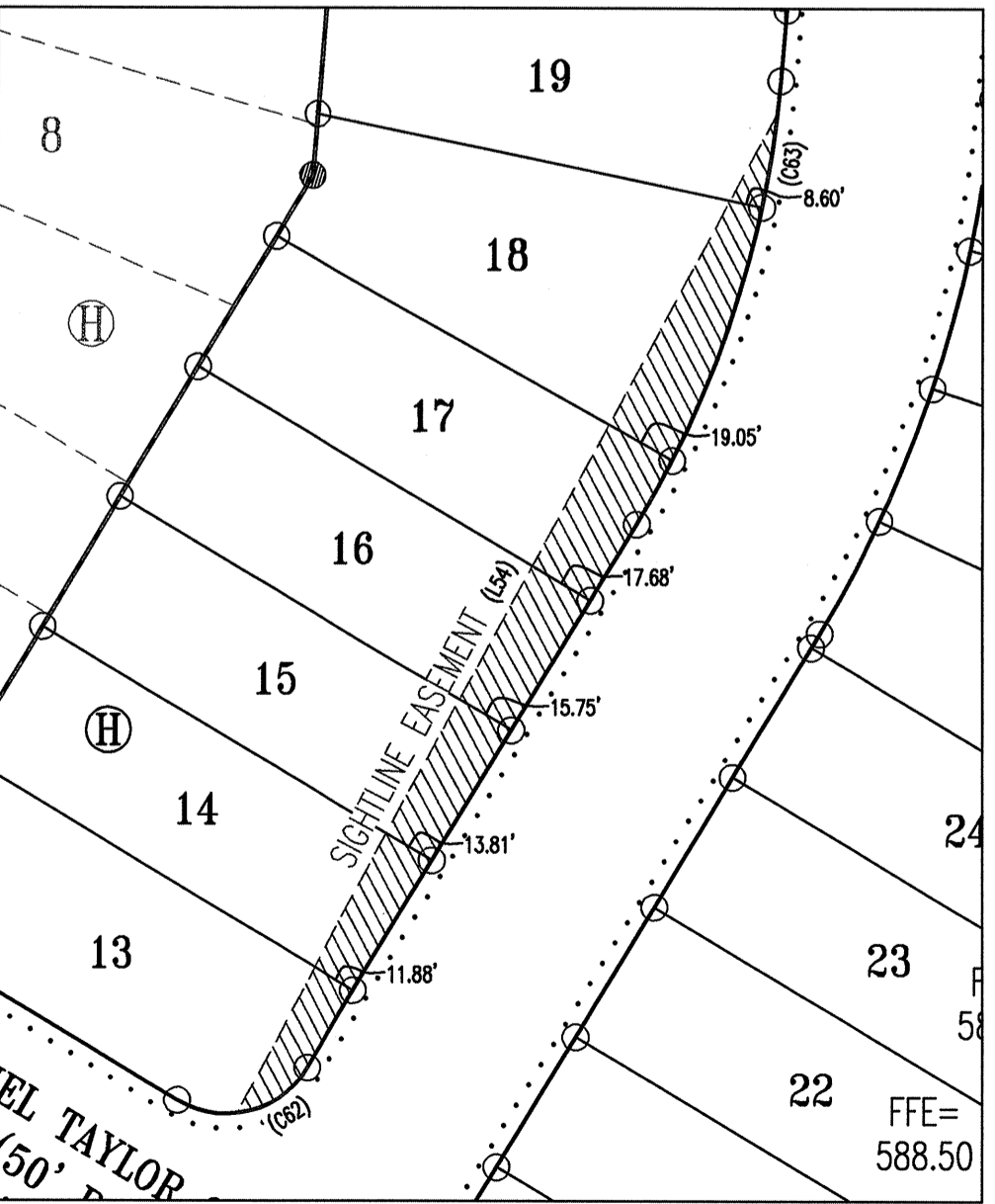
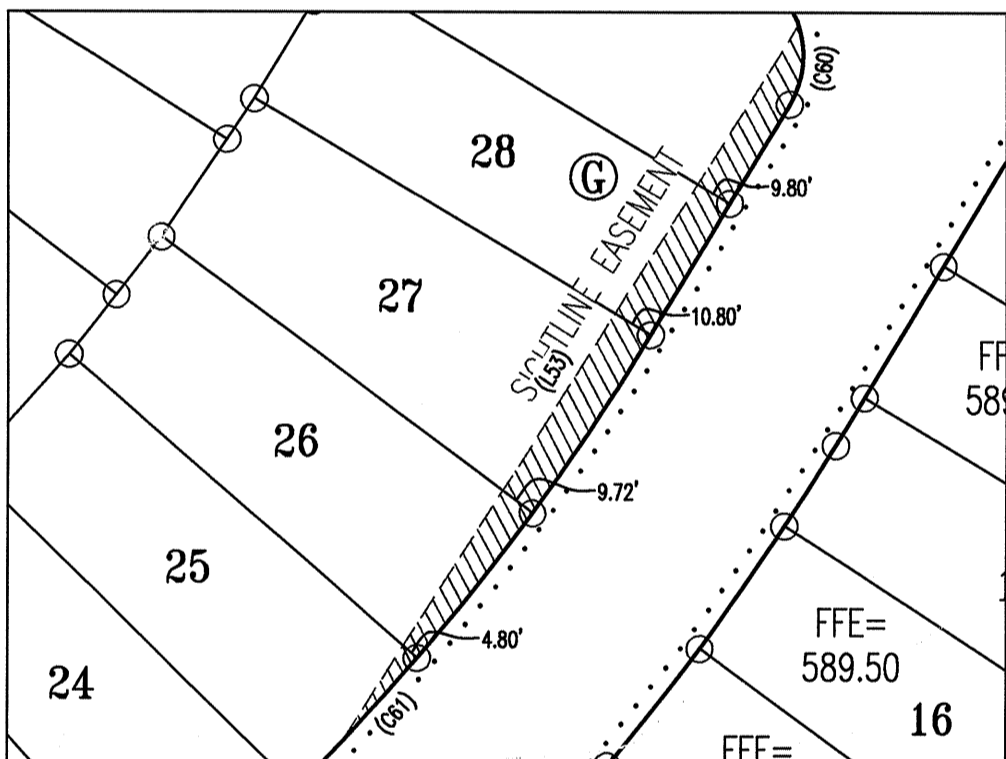
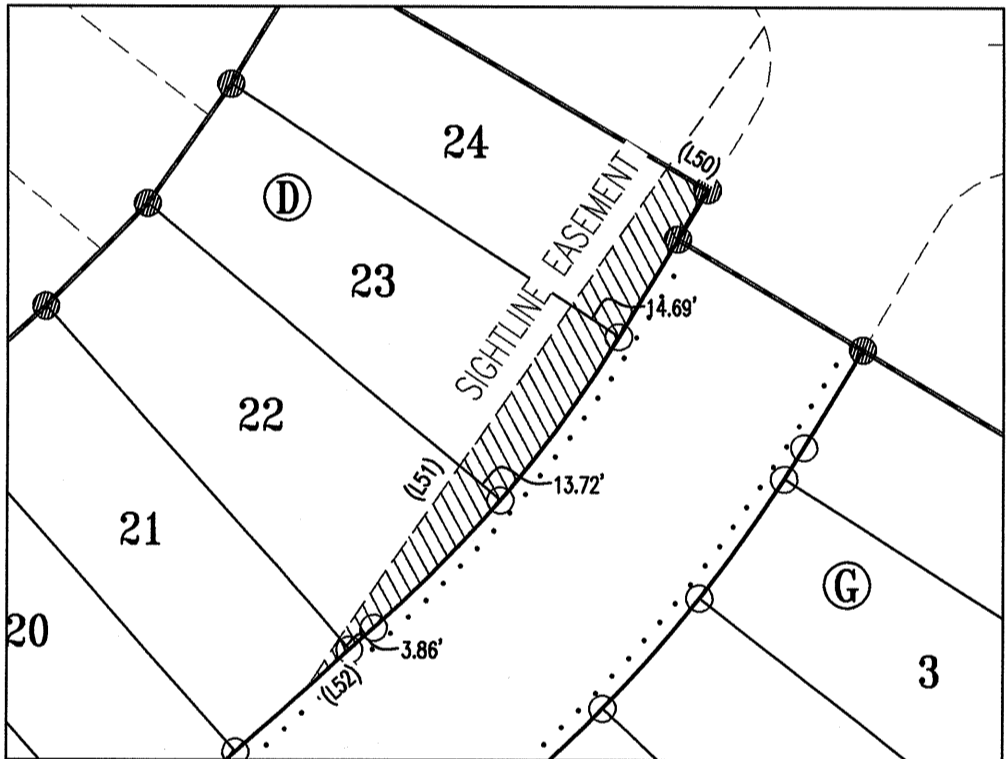
Line Table		
Line #	Length	Direction
L1	107.43	S18°38'34"E
L2	48.79	S05°37'45"W
L3	36.12	S13°36'34"W
L4	44.08	S31°19'36"W
L5	45.42	S60°46'19"W
L6	55.34	S36°02'23"W
L7	51.49	S42°52'32"W
L8	51.49	S49°27'54"W
L9	50.54	S55°57'59"W
L10	84.05	S66°18'43"W
L11	78.02	S86°29'43"W
L12	92.87	N74°16'50"W
L13	114.40	S74°59'42"W
L14	159.35	N15°00'04"W
L15	34.43	N74°59'56"E
L16	92.57	N75°54'21"E
L17	119.69	S75°54'21"W
L18	120.00	N75°54'21"E
L19	15.00	S14°05'39"E
L20	37.94	N72°45'52"E

Line Table		
Line #	Length	Direction
L21	38.11	N62°32'53"E
L22	39.27	N58°40'04"E
L23	120.03	S31°38'07"E
L24	15.02	S58°38'11"W
L25	176.00	S31°21'49"E
L26	21.25	N62°35'02"W
L27	123.29	N27°24'58"E
L28	95.00	S14°05'39"E
L29	190.00	N14°05'39"W
L30	70.31	N58°38'11"E
L31	95.00	S31°21'49"E
L32	95.00	S31°21'49"E
L33	167.34	N58°38'11"E
L34	26.89	N51°47'25"W
L35	19.65	N62°35'02"W
L36	35.91	N62°35'02"W
L37	21.79	N51°47'25"W
L38	49.33	N15°06'42"W
L39	39.11	N68°57'33"E
L40	38.84	N65°40'24"E

Line Table		
Line #	Length	Direction
L41	43.42	N61°06'17"E
L42	44.75	N58°38'11"E
L43	29.73	N58°38'11"E
L44	147.57	N75°54'21"E
L45	17.60	S59°13'48"E

Easement Line Table		
Line #	Length	Direction
(L50)	12.02	N31°38'07"W
(L51)	165.50	S62°05'13"W
(L52)	15.68	N75°54'21"E
(L53)	221.06	S60°03'55"W
(L54)	299.77	N55°52'06"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C60)	21.35	25.00	N34°10'27"E	20.70	11.37	48°55'27"
(C61)	28.95	624.00	N69°30'17"E	28.94	14.48	2°39'28"
(C62)	22.89	25.00	S84°51'51"W	22.10	12.32	52°27'20"
(C63)	25.46	272.00	S36°56'39"W	25.45	12.74	5°21'46"



SHEET NO. 3 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

SKYLINE 2D, PHASE 2


THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

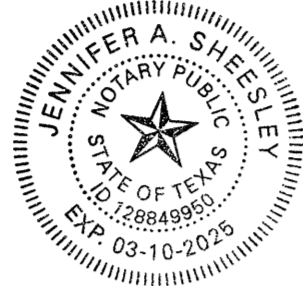
THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 133.849 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, CONVEYED TO CARMA EASTON LLC IN DOCUMENT NO. 2015069748, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 16.613 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"SKYLINE 2D PARK, PHASE 2"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 
CHAD MATHESON
CHIEF FINANCIAL OFFICER
CARMA EASTON, LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758



THE STATE OF Texas :
COUNTY OF Travis :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS 5th DAY OF October, 2021

NOTARY PUBLIC IN AND FOR THE Travis COUNTY, Texas

Jennifer A. Sheesley 03/10/2025
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF ____, 20__.

CHAIRPERSON

SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE ____ DAY OF ____, 20__.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

NOTES:

- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
- WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE UTILITY PROVIDERS OF THIS SUBDIVISION ARE AS FOLLOWS:
ELECTRIC SERVICE - BLUEBONNET ELECTRIC COOPERATIVE, INC.
WATER AND WASTEWATER - CITY OF AUSTIN
GAS - TEXAS GAS
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BLANTONS TERRACE, WOODFORD WAY, BASIL HAYDEN LANE, COLONEL TAYLOR STREET AND SPARROW GLEN WAY. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30-3-191.
- THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.
- THE OWNER OR ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOT 1, BLOCK K, LOT 20, BLOCK K, AND LOT 37, BLOCK K. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES.
- TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).
- DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
- THIS PLAT MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20170302-014.
- FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. _____. O.P.R.T.C.T.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- PARKLAND DEDICATION FOR 101 RESIDENTIAL UNITS IS SATISFIED PER ORDINANCE No. 20151217-080 BY THE PARKLAND DEDICATION OF LAND. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 1, BLOCK K AND LOT 20, BLOCK K.
- PRIOR TO ANY DEVELOPMENT A CITY OF AUSTIN PERMIT WILL BE REQUIRED.
- DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL AMOUNTS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- RESIDENTIAL USE OF ANY KIND IS PROHIBITED ON ALL NON-RESIDENTIAL LOTS.
- THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.
- THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
- WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS IS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
- THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS (TIA). THE TRAFFIC IMPACT ANALYSIS SUBMITTED FOR THE LOTS IN THIS PLAT, MADE LAND USE ASSUMPTIONS FOR PURPOSE OF EVALUATING THE DEVELOPMENT'S IMPACT ON THE ADJACENT STREETS AND INTERSECTIONS. AN EVALUATION OF THE LAND USES PROPOSED AT THE TIME OF THE SITE DEVELOPMENT APPLICATION VERSUS THOSE USED IN THE TRAFFIC IMPACT ANALYSIS WILL BE PREPARED BY THE DEVELOPER FOR REVIEW AND APPROVAL BY TRAVIS COUNTY AND SUBMITTED WITH THE SITE PLAN OR CONSTRUCTION PLANS. TRAVIS COUNTY (UNTIL FULLY ANNEXED) WILL HAVE SOLE DISCRETION TO DETERMINE IF THE ASSUMPTIONS MADE IN THE TIA ARE STILL VALID OR IF REEVALUATION IS NEEDED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
- THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE SKYLINE 2D PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS PLAT IS SUBJECT TO THE PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT NUMBER 2021015273 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020131204 & 2020131631, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL AND IRRIGATION IS PROHIBITED.


THE STATE OF TEXAS :
COUNTY OF TRAVIS :

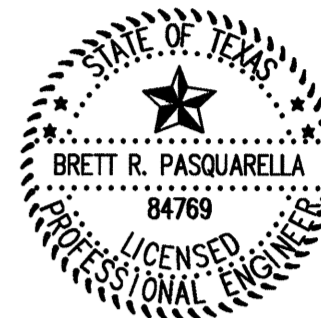
I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0613K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: XXX' M.S.L.

CERTIFIED THIS 5th DAY OF October, 2021, A.D.


BRETT R. PASQUARELLA
REGISTERED PROFESSIONAL ENGINEER
NO. 84769 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
TX FIRM NO. F-3791
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

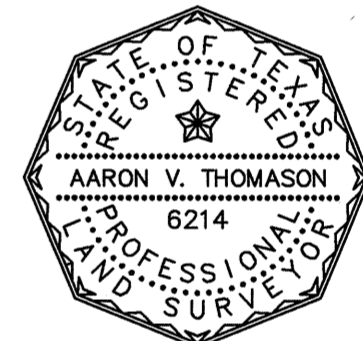
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED THIS 5th DAY OF October, 2021, A.D.


AARON V. THOMASON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6214 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 20__, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF ____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20__, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____, 20__, A.D., AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF ____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

SHEET NO. 4 OF 4

	Carlson, Brigance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering	Surveying
	5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2019-0141.2A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Skyline 2D Phase 2 Final Plat
LOCATION: 8321 THAXTON RD

SUBMITTAL DATE: September 20, 2021
REPORT DUE DATE: October 14, 2021
FINAL REPORT DATE: October 13, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 20, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

UPDATE SUBMITTALS:

An update submittal is required.

Please submit 1.0 of the plans and 1.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

REVIEWERS:

Planner 1 : Cindy Edmond
Travis Co. Subdivision : Sue Welch
911 Addressing : Jorge Perdomo
Environmental : Pamela Abee-Taulli
Site Plan Plumbing : Juan Beltran
Subdivision : Amy Combs
Water Quality : Kyle Virr
Wetlands Biologist : Miranda Reinhard

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: The plat needs to be revised

AD2: SPARROW GLEN WAY; Change to Bardstown Way

AD3: BLANTONS TERRACE – this may be a duplicate – please this reviewer contact to discuss.

AD4: WOODFORD WAY – verify this is a continuation of the street in Phase 1

NOTE: May need reserve one new name

§ 30-2-155

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove the critical water quality zone from the plat. Add the following note: *“Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.”* [LDC 25-8, Article 7]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

10/12/2021
Update 0:

PR 1: No comments

Zoning Review - Amy Combs - (512) 974-2786

ZR1. Lot 23 and Lot 14 in Block H, Lot 16 in Block D, and Lot 9 and Lot 38 in Block K- it looks like text/ numbers are overlapping and it is difficult to read the information in the lot, please correct in order to see all of the information in all lots (25-1-83).

ZR2. Please confirm with the Case Manager/ and or the City Arborist to ensure that the note on sheet 2 that is referencing SF4A Zoning and SF Zoning is needed/ correct (25-1-83)

SR3. Please ensure that the final plat conforms to the approved preliminary. (25-4-51, 25-4-59)

SR4. Please add all of the applicable PUD ordinance numbers to Plat Note 20 (25-1-83)

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ4: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

FYI A previously identified CEF (BRG ID 207045) was identified and field verified by WPD staff within 150-feet of the plat (circled in yellow in the screenshot below). Please see the screenshot below of the approximate location and boundaries of the wetland CEF circled in yellow which is available on Property

Profile Tool. In addition, the Shapefiles for the wetland CEF is available on Property Profile to be downloaded.



WB1. Update0. ERI must identify all critical environmental features (CEFs) pursuant to LDC 25-8-121. Please correct and resubmit the ERI to document the presence of the previously identified wetland CEF on Property Profile Tool. Please see the screenshot above. [LDC 25-8-121]

WB2. Update0. Please clearly show the boundaries of the one wetland CEF within 150 feet of the plat to be preserved and clearly label the feature “Wetland CEF” on the plat.

WB3. Update0. Please add Note #38 (Riparian restoration is required in the CWQZ. A riparian restoration plan...) on Sheet 2 of the Approved Preliminary Plan Skyline 2D 11-11-2020 to the final plat notes.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Add the recorded document # for Skyline 2D Phase 1 and the case number to each sheet. 30-1-113
2. Verify if the IPM needs to be recorded with the plat or deferred to construction plans – contact WQ reviewer to update the note.
3. The following note is required to be placed on the plat by the County 25-1-83 or 30-1-113.
“This subdivision plat is located within the _____ of the City of Austin Limited Purpose Jurisdiction on this the _____ day of _____ 20__.”
4. Correct Planning Commission to Land Use Commission. 30-1-113

FYI - Provide the original copy of the Master Covenants, Conditions and Restrictions to be recorded with the plat.

Travis Co. Transportation Review - Christine Connor - 512-854-7215

Comments cleared.

Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215

Comments cleared

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of report